020.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,200 / 916,200
					USE VALUE:	916,200 / 916,200
					ASSESSED:	916,200 / 916,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GARRISON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILIPS JESSE M & MOLLY J	
Owner 2:		
Owner 3:		
Street 1:	14 GARRISON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,247 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6247.000	399,900		516,300	916,200
Total Card	0.143	399,900		516,300	916,200
Total Parcel	0.143	399,900		516,300	916,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.42 | /Parcel: 512.4

Legal Description

User Acct 14059

GIS Ref

GIS Ref

Insp Date 02/09/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0006.0

!1653!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,900	0	6,247.	516,300	916,200	916,200	Year End Roll	12/18/2019
2019	101	FV	283,300	0	6,247.	668,200	951,500	951,500	Year End Roll	1/3/2019
2018	101	FV	283,300	0	6,247.	425,200	708,500	708,500	Year End Roll	12/20/2017
2017	101	FV	283,300	0	6,247.	388,700	672,000	672,000	Year End Roll	1/3/2017
2016	101	FV	283,300	0	6,247.	315,900	599,200	599,200	Year End	1/4/2016
2015	101	FV	272,200	0	6,247.	315,900	588,100	588,100	Year End Roll	12/11/2014
2014	101	FV	272,200	0	6,247.	287,900	560,100	560,100	Year End Roll	12/16/2013
2013	101	FV	272,200	0	6,247.	273,900	546,100	546,100		12/13/2012

PRINT

Date	Time
12/10/20	17:13:36

LAST REV

Date	Time
05/02/12	11:01:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA CAMERA DAVID	23351-334		6/25/1993		200,500	No	No		Y

USER DEFINED

Prior Id # 1:	14059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2011	1370	Manual	4,100					repair existing de
5/15/2005	386	Redo Bat	9,800	C		G6	GR FY06	
5/5/2004	335	New Wind	8,890			G6	GR FY06	2 WNDWS&FRT DOOR
5/5/2004	333	Siding	9,950			G6	GR FY06	VINYL
8/4/2003	630	Addition	56,000	C		G6	GR FY06	FAM RM /FBMT & EXT

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Meas/Inspect	189	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
3/11/2005	Info Fm Prmt	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
11/6/1999	Inspected	263	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6247		Sq. Ft.	Site		0	85.	0.97	2									516,297						516,300	

Total AC/HA: 0.14341 | Total SF/SM: 6247 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 516,297 | Spl Credit | Total: 516,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23724830
Const Adj.:	0.99989998
Adj $ / SQ:	167.012
Other Features:	100128
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448345
Depreciation:	48421
Depreciated Total:	399924

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

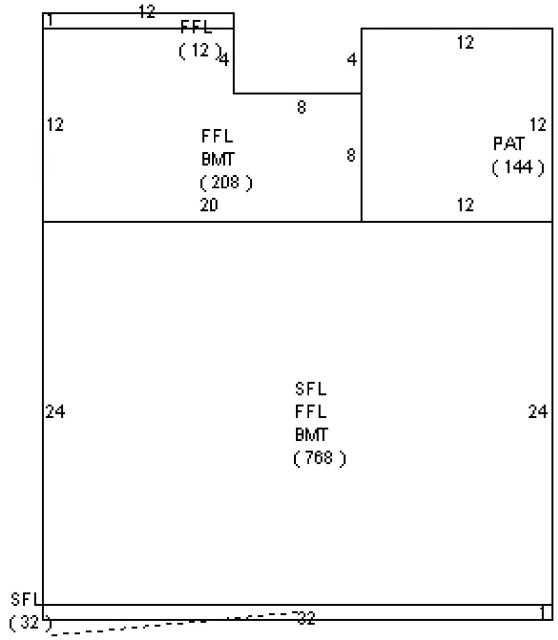
No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.01
Special Features:	0	Val/Su Net:	137.52
Final Total:	399900	Val/Su SzAd	223.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	167.010	165,008
BMT	Basement	976	50.100	48,901
SFL	Second Floor	800	167.010	133,609
PAT	Patio	144	4.850	699

Net Sketched Area:	2,908			Total:	348,217
Size Ad	1788	Gross Are	2908	FinArea	1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc